



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY – JULY 25, 2006 – 9:00 A.M.**

REGULAR AGENDA

Case no. 06-059 – 5734 Bradford Lake Lane – Active Adult Retirement Community– Tax Parcel Number 043-252-52, requesting a 3 foot variance from the required 16 feet to allow the construction of a building to remain separated 13 feet from another building. **Code Section 2.201** Definitions – Active Adult Retirement Community – a housing development that contains a variety of housing types, that is designed for and restricted to occupancy by households having at least one member who is 55 years of age or older. Active adult retirement housing includes at least 5 of the following related facilities or services for residents: security entrance/registered access; exterior home maintenance; lawn maintenance; clubhouse with wellness and/or fitness facility, computer resources, central meeting areas, recreation/social director; condominium association comprised of homeowners who govern services for the community; walkways with 5% or less grade on average; and home designs using AARP Universal Design guidelines, or equivalent. (*Petition No. 2002-148, § 2.201, 1-21-03*) **Code 9.503 (.5)** Active adult retirement communities, subject to the requirements of Section 12.404. If a portion of the development contains attached or multi-family dwelling units, with more than 12 units per single building, or if there is more than one principal building on a lot, then the multi-family development is subject to the requirements of Section 9.303(19) for that portion of the development. (*Petition No. 2002-148, § 9.503(.5), 1-21-03*) **Code Section 9.303(19)(b)** Planned multi-family and attached developments, a single multi-family or attached building on a lot with more than 12 units in a building, provided that: every residential building on the site will be separated on every side from any other building by at least 16 feet.

Case no. 06-064 -935 Riverside Drive – Kenneth Bruce & Wilma A. Morgan – Tax Parcel Number 031-151-07, requesting an 85 feet variance from the required 100 feet buffer to allow the construction of a residence. **Code Section 10.602** defines Critical Area as the area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. **Code Section 10.608 (1) (a)** Critical Area – in the critical area the minimum buffer areas for low density option is 100 feet. **Code Section 9.205 (1) (e)** states that the minimum setback in the R-5 zoned district is 20 feet.

THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA. ~

City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Zoning Board of Adjustment, (704) 336-3818 at least 72 hours prior to the meeting.
